

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 9, 2015**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

William Smeltzer .....	V-Chairperson
William Tice .....	Member
Charles Allwein, Sr .....	Member
Kevin M George .....	Member
Cheri Grumbine .....	Twp Manager

Absent	Darlene Martin .....	Chairperson
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Also in attendance at this meeting was Mike O'Donnell of SESI and other individuals from the public.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from October 12, 2015 are ready for action from the Commission.

**MOTION** was made and seconded to approve the October 12, 2015 meeting minutes. Motion was unanimously carried.

**PUBLIC COMMENTS**

There were no Comments from the Public this evening.

**ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD**

There are no plans ready for recommendation.

**PLANS ON HOLD WITH LCPD**

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III**

Location/Zoned: Lebanon Rails Business Park

Date Submitted: 5/13/13

There has not been any new information provided on this plan.

**B.) Hampton Inn Hotel Land Dev Plan (Prayers Hospitality LLC)**

Location/Zoned: 1601 E Cumberland St/C2B

Date Submitted: 9/09/15

This plan shows the proposal for a 4-story hotel containing 85 units with access to the site from an existing PADOT permit for E Cumberland St. Snyder, Secary and Assoc are working on revisions according to a comment list they have received from Lebanon County Planning. Due to the location of this site a Planning Module submission will be required for submission as it is in a restricted "overflow" area.

**C.) Revised Narrows Glen Plan RE: Swale "E"**

Date Submitted: 10/12/2015

Location/Zoned: Mallard Ln/R1

Mike O'Donnell of SESI was present to discuss any questions the members might have. Conversation was held about the proposed slope of the rear yards. O'Donnell explained the grade that is suggested is the only way to accomplish the stormwater movement and still accomplish a small rear yard for these 3 lots. The stormwater will be directed to the front and moved down the street to a stormwater collection located in the street. The members noted that at least 3 of the existing homes already have stormwater being directed in the same manner. After some discussion Member Smeltzer questioned if there have been any comments from any neighboring property owners. Mgr Grumbine responded the office has not received any communications from any of the neighbors.

O'Donnell stated the only outstanding item is the County's letter of recommendation which will not be provided until all invoices are paid by Landmark regarding this plan submission. He said it would be his opinion that Landmark has already paid the invoices but had missed the deadline date. Rick Bolt, County Engineer, has stated he is satisfied with the plan as is shown. The Commission asked if he is looking for a conditional recommendation to which O'Donnell replied that would work for him.

**MOTION** was made and seconded to recommend conditional approval for the Narrows Glen Revised Swale "E" Plan, conditional upon receiving a letter of recommendation from Lebanon County Planning Department. Motion unanimously carried.

**RECEIVING NEW PLANS****A.) NCCS Preliminary/ Final Subdivision Plan**

Date Submitted: 10/13/2015

Location/Zoned: Ebenezer Rd/ Mun Recreation

This Land Development Plan shows an addition to the existing New Covenant Christian School. Additional parking spaces are being proposed as well as some stormwater improvements. The members discussed the size of the addition being proposed. When finished the school will have doubled in size. The down side is the loss of a soccer playing field leaving only the upper playing field undisturbed.

**MOTION** was made and seconded to receive the NCCS Land Development Plan. Motion unanimously carried.

**ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS****A.) Lopes/ 3645 Paradise Lane – Extensive Stormwater Management Needs**

This discussion item involves a proposal for the construction of a new home on an existing approved lot of record. Due to the area and the stormwater issues for this area, a stormwater plan is being reviewed by LCPD Rick Bolt, County Engineer. All information will then be in the property file for future use.

**B.) Curvin Huber – E Kercher Ave Group Home Proposed**

Mgr Grumbine explained to the Commission members that she has met with County and Mr. Huber a few times to look at what is being suggested. Huber currently owns property on E Kercher Ave. He is interested in developing this home into a type of group home as a Discipleship Program. There would be 4-6 individuals living in the existing home while trying to recuperate and get their lives back on track. One of the issues Huber is encountering is public sewer connection, as this is required when developing a Group Home.

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**Curvin Huber – E Kercher Ave (con't)**

The sewer connection would be easiest accessed from Marcon Dr. However that requires getting an agreement from one of the property owners that fronts Marcon Dr to allow a connection to pass over their property to the Huber property.

At this point this is all informational for the Commission members. The sewer connection has to be worked out and then as new information is available, the members will be updated.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary